| 166.0 | 0003 | 0011.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 1,193,700 / 1,193,700 |
| | | | | | USE VALUE: | 1,193,700 / 1,193,700 |
| | | | | | ASSESSED: | 1,193,700 / 1,193,700 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 15 | | CLIFF ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | GOLDBERG RICHARD A ETAL/ TRS |
| Owner 2: | GOLDBERG NEUWIRTH FAMILY |
| Owner 3: | REVOCABLE TRUST |
| Street 1: | 15 CLIFF ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | GOLDBERG RICHARD A--ETAL - |
| Owner 2: | NEUWIRTH ROANNE M - |
| Street 1: | 15 CLIFF STREET |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains 15,690 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1900, having primarily Wood Shingle Exterior and 2877 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 5 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 15690.000 | 570,200 | | 623,500 | 1,193,700 |
| Total Card | 0.360 | 570,200 | | 623,500 | 1,193,700 |
| Total Parcel | 0.360 | 570,200 | | 623,500 | 1,193,700 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 414.91 | /Parcel: 414.9

**Legal Description**

**User Acct** 110052

**GIS Ref**

**GIS Ref**

Entered Lot Size

Total Land:

Land Unit Type:

**Insp Date** 08/22/18

!12872!

## PREVIOUS ASSESSMENT

Parcel ID 166.0-0003-0011.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 570,000 | 0 | 15,690. | 623,500 | 1,193,500 | 1,193,500 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 432,600 | 0 | 15,690. | 623,500 | 1,056,100 | 1,056,100 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 456,400 | 0 | 15,690. | 552,200 | 1,008,600 | 1,008,600 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 456,400 | 0 | 15,690. | 463,200 | 919,600 | 919,600 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 456,400 | 0 | 15,690. | 463,200 | 919,600 | 919,600 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 433,900 | 0 | 15,690. | 400,800 | 834,700 | 834,700 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 433,900 | 0 | 15,690. | 387,500 | 821,400 | 821,400 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 433,900 | 0 | 15,690. | 368,700 | 802,600 | 802,600 | | 12/13/2012 |

**PRINT**

| Date | Time |
|---|---|
| 12/11/20 | 02:54:09 |

**LAST REV**

| Date | Time |
|---|---|
| 12/31/18 | 14:38:31 |

mmcmakin

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12872

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| GOLDBERG RICHAR | 71924-493 | 1 | 11/26/2018 | Convenience | 1 | No | No | | |
| | 21501-328 | | 10/1/1991 | | 369,500 | No | No | | Y |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 110052 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 11/20/2013 | 1714 | Manual | 26,985 | C | | | | |
| 5/29/1996 | 214 | Manual | 2,400 | | | | | REPAIR WALL 1ST FL |
| 3/31/1994 | 85 | | 50,000 | | | | | REMODEL KIT/BATH/P |
| 12/2/1992 | 626 | Manual | 5,000 | | | | | ROOFING |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 8/22/2018 | Inspected | BS | Barbara S |
| 7/19/2018 | MEAS&NOTICE | CC | Chris C |
| 2/4/2014 | Info Fm Prmt | EMK | Ellen K |
| 10/30/2008 | Meas/Inspect | 345 | PATRIOT |
| 12/7/1999 | Meas/Inspect | 243 | PATRIOT |
| 11/1/1991 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 15690 | | Sq. Ft. | Site | | 0 | 70. | 0.57 | 8 | | | | | | | | | 623,494 | | | | | | 623,500 | |

Total AC/HA: 0.36019 | Total SF/SM: 15690 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 623,494 | Spl Credit | Total: 623,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2H - 2 & 1/2 Sty | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 2 - Hip | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GRAY | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | B- - Good (-) | | |
| Year Blt: | 1900 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | 2 | Rating: | Good |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | 5 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 125.00 |
| Size Adj.: | 1.01496351 |
| Const Adj.: | 1.00989902 |
| Adj $ / SQ: | 128.126 |
| Other Features: | 133400 |
| Grade Factor: | 1.21 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 699598 |
| Depreciation: | 130125 |
| Depreciated Total: | 569473 |

## COMMENTS

FPL NOT WORKING, OF=WET BAR.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 11 | BRs: | 5 | Baths: | 2 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

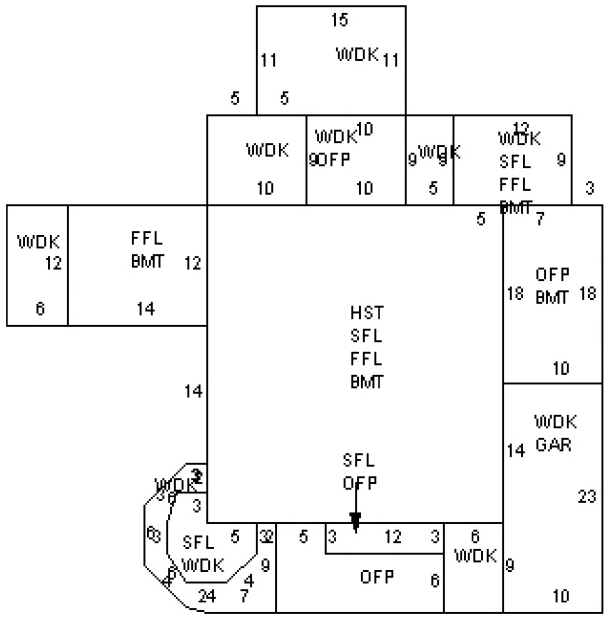
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 11 | 5 | |
| Totals | | | |
| 1 | 11 | 5 | |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 1,416 | 38.440 | 54,428 |
| FFL | First Floor | 1,236 | 128.130 | 158,364 |
| SFL | Second Floor | 1,161 | 128.130 | 148,755 |
| WDK | Deck | 990 | 7.080 | 7,009 |
| HST | Half Story | 480 | 128.130 | 61,501 |
| OFP | Open Porch | 423 | 20.600 | 8,715 |
| GAR | Garage | 230 | 26.130 | 6,009 |
| | Net Sketched Area: | 5,936 | Total: | 444,781 |
| Size Ad | 2877 | Gross Are | 6416 | FinArea 2877 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|

| WtAv$/SQ: | | AvRate: | | Ind.Val | |
|---|---|---|---|---|---|

| Juris. Factor: | | Before Depr: | 155.03 |
|---|---|---|---|
| Special Features: | 700 | Val/Su Net: | 96.06 |
| Final Total: | 570200 | Val/Su SzAd | 198.19 |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

166.0-0003-0011.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 96 | Whirl Pool | D | S | 1 | 2 | A | AV | 1985 | 500.00 | T | 27.2 | 101 | | | 700 | | | 700 |

| More: | N | Total Yard Items: | | Total Special Featues: | 700 | Total: | 700 |
|---|---|---|---|---|---|---|---|